

Planned Unit Development
Development Text
5505 Hyde Park Drive rezoning

Address: 5505 Hyde Park Drive, Hilliard, OH 43026
Area: 2.77 +/- acres
Location: Southwest corner of Hyde Park Drive and Frazell Road
Parcel Identification Numbers: 050-004194
Existing Zoning: R-R, Rural Residential District
Proposed Zoning: PUD, Planned Unit Development
Applicant: Spears Funeral Home, 5505 Hyde Park Drive, Hilliard, OH 43026
Property Owner: SBAMSRMHG, LLC, 5505 Hyde Park Drive, Hilliard, OH 43026
Date of Text: February 7, 2019
Application Number: 18-0413LC

1. **INTRODUCTION:** The site is developed with a 4,560 +/- square foot vacant church and parking lot. Applicant proposes to reuse the existing building as a funeral home, add direct vehicular access to Frazell Road and add parking to the site, all as depicted on the submitted site plan, hereafter “Site Plan” (Spears Funeral Home, 5505 Hyde Park Drive, Hilliard, OH, dated _____. The Site Plan may be adjusted to reflect engineering, topographical, architectural or other data developed when engineering, landscaping and architectural plans are completed in conjunction with approval of Final Development Plan by the Planning and Zoning Commission. Applicant is ready to proceed with the project as soon a zoning and permit processes have been completed.
2. **COMPREHENSIVE PLAN AND DEVELOPMENT PATTERN:** The Comprehensive Plan was adopted in 2011, at which time the site/building was in use as a church. The church has moved on and the property has been sold. Comprehensive Plans encourage appropriate and compatible uses and development. Reuse of the existing building as a funeral home is a low intensity use vs. redevelopment of the site.
3. **PERMITTED USES:** The only permitted use of the property shall be a church, a funeral home, and related accessory uses.
4. **PROHIBITED USE:** Cremation and a crematory shall be prohibited.
5. **DEVELOPMENT STANDARDS:** Unless otherwise indicated on the Site Plan or in this text, the applicable development standards shall be the standards applicable to the B-4 District provisions of Hilliard Code Sections 1111.03 and 1111.05.

A). Density, Height, Lot and/or Setback commitments.

- 1). The building is existing and is shown on the Zoning Exhibit. The minimum building setbacks shall be as follows: North (Frazell Road): 150 feet, East: 20 feet (canopy), South: 255 feet and West: 80 feet. The north and east setbacks are net of Frazell Road right of way dedication (2.5 feet) and conveyance of a 25' – 35' wide strip of property, as depicted on the Zoning Exhibit, to the City of Hilliard along the east side of the property, respectively. The existing multiuse asphalt path is located within the strip of property proposed for conveyance.
- 2). The minimum parking setbacks shall be as depicted on the Zoning Exhibit and as follows: North: (Frazell Road) 67 feet, East: 2 feet, net of the multiuse path strip (25'-35'), as depicted on Zoning Exhibit) conveyance to the City of Hilliard, South: 110 feet and West: 32 feet.
- 3). The site is currently 2.77 +/- acres. With the Frazell Road right of way dedication and the conveyance of the 25' – 35' wide strip of property, the net site area will be approximately 2.43 +/- acres.
- 4). The maximum building height shall be thirty-five (35) feet, as measured per Hilliard Code Section 1105.02, Definitions: A-B, Building, Height of.

.

B.) Access, Loading, Parking and/or other Traffic related commitments.

- 1). Existing vehicular access to Hyde Park Drive shall be maintained for emergency services access. New vehicular access shall be developed on Frazell Road to provide full turning direct vehicular access to Frazell Road, The proposed new access on Frazell Road is depicted on the Site Plan.
- 2). Public sidewalk (min. 5' wide) shall be provided along Frazell Road from the existing sidewalk at the intersection of Frazell Road and Hyde Park Drive to the west property line of the site. The public sidewalk shall be installed at the same time and in conjunction with the construction of the new Frazell Road access point.
- 3). The building is 4,320 SF of which up to 3,500 SF will be parlor floor space. In accordance with Section 1127.03, Required Parking Off-Street Spaces, one (1) parking space per 50 SF of parlor floor space will be provided or 70 parking spaces.
- 4). Frazell Road right of way totaling 40 feet from centerline shall be deeded to the City of Hilliard in conjunction with the Final Development Plan.

C.) Buffering, Landscaping, Open Space and/or Screening Commitments:

1). Landscaping shall be provided in compliance with Chapter 1125 of the Zoning Code, and as depicted on the Site Plan, for the new driveway and parking area as well as on the south side of the existing parking lot, unless modifies by the Planning Commission. Tree replacement will be consistent with the provisions of the Zoning Code. There are two (2) existing trees to be removed, as noted on the Zoning Exhibit drawing, and as follows: 15" Spruce and 12" Poplar. The west parking lot screening shall include a mound and 6 foot opaque fence, such as solid vinyl fence, both as depicted on the Site Plan. Specific fence materials, color and style shall be determined in conjunction with the Final Development Plan.

2). No new landscaping shall be required along the east side of the existing parking lot.

3). The east buffer setback shall be the existing 2 – 3 feet (variable) between the proposed east property line, net of the conveyance of the asphalt public multi-use path connecting Tinapple Park and Frazell Road through the site, to the City of Hilliard. No new landscaping shall be required in the existing east 2- 3 foot (variable) existing pavement setback from the new property line net.

D.) Building Design.

The building is existing. Exterior remodeling, if any, shall be reviewed and approved by the Planning Commission with the Final Development Plan. Any exterior changes to the building must represent a consistent level of quality of architectural design, exterior materials and exterior colors. as is shown on the existing building.

E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1). All site lighting shall be down lighting (cut off fixtures), All exterior outdoor lighting fixtures within a given area shall be from the same or similar manufacturer's type to insure compatibility.

2). Parking lot light fixtures and poles shall be black, bronze or similar dark color, unless otherwise approved by the Planning and Zoning Commission- Parking lot lighting shall not exceed 14 feet in height other than the two (2) existing parking lot light poles located in the existing parking lot south of the building, which shall be permitted with the existing height of 26 feet. New parking lot light poles shall be placed in raised islands or medians to protect both lights and vehicles from damage.

3). All new private site utilities, if any, shall be placed underground, except new meters, transformers, etc. may be placed above ground and shall be screened from view.

4). A dumpster shall be shall be fully screened on all four sides to minimum height of six feet or a height equal to that of the dumpster, whichever is greater. Such screening shall be consistent with the provisions of Hilliard Code Section 1115.05(e).

5). Existing structure coverage (building and canopy) is 5,100 +/- square feet or 4.3 percent of lot area. Pavement coverage with existing and proposed is 34 percent +/- . Total coverage shall be a maximum of 40 percent.

F.) Graphics and Signage commitments.

All signage shall conform to the provisions of the Sign Code unless otherwise approved by the Planning and Zoning Commission as part of a comprehensive signage plan.